



APPROVED MINUTES

SUNNYVALE HERITAGE PRESERVATION COMMISSION

Wednesday, November 9, 2005 at 7:00 P.M.
West Conference Room, Sunnyvale City Hall
456 West Olive Avenue, Sunnyvale

CALL TO ORDER

ROLL CALL

Members Present: Chair Rose Kausek; Vice Chair Dawn Hopkins; Comm. Neil Love;
Comm. Jane Shoemaker

Staff: Steve Lynch, Associate Planner; Tim Strand, Royston, Hanamoto, Alley, & Abby
Consultants; Joey Mariano, Staff Office Assistant

Members of the public: Gary Conroy; Tameerat Rattanphu; Dee Sanchez

CONSENT CALENDAR

A. Approval of the **August 17, 2005 Draft Minutes**

Chair Kausek motioned to approve the Minutes of August 17, 2005. Vice Chair Hopkins seconded. Motion carried unanimously 3 – 0 with Comm. Shoemaker abstaining.

B. Approval of the **October 5, 2005 Draft Minutes**

Comm. Shoemaker motioned to approve the Minutes of October 5, 2005. Vice Chair Hopkins seconded. Motion carried unanimously 4 – 0.

SCHEDULED PRESENTATION None

PUBLIC ANNOUNCEMENTS None

CITIZENS TO BE HEARD None

PUBLIC HEARINGS/GENERAL BUSINESS

A. 2005-0998 – Application on a 12,110 square-foot site for a Landmark Alteration Permit to consider the potential historic significance of a single-family residence. The property is located at **585 Old San Francisco Road** (near S Fair Oaks Av) in an R-3/PD (Medium-Density Residential/Planned Development) Zoning District. (APN: 209-33-003) SL

Chair Kausek opened the public hearing.

Gary Conroy, Applicant, stated that he had no additional comments to the staff report.

Comm. Love noted that he drove by the property and said he was pleased to see the home in good condition from the outside except for the roof. He noted that the home felt older and different than most of the homes on the City. He noted that the architectural style is a mix of the Queen Anne and Colonial architectural style which may fall in the transitional era.

Comm. Shoemaker noted that some homes look terrible at the moment but it doesn't mean that it could not be fixed. She noted that she did not want to see older homes delisted in the City due to their presently maintained status.

Chair Kausek noted that she too has driven by the home and noted that it is the most pleasant looking in the area. She noted that the features of the homes stand out from those in the rest of the neighborhood.

Chair Kausek further noted the alternatives in the staff report and asked staff to elaborate on the recommendation.

Mr. Lynch explained staff's recommendation that the home does not have local significance.

Comm. Shoemaker asked staff why they moved it in the first place not torn it down instead of moving it. Staff replied that in the architectural evaluation report (page four of attachment A of the staff report) it states that the City offered the home free if it was moved to another location at the time there was a City improvement project at its previous location.

Comm. Shoemaker asked if the home is being used as a residence at this time and up to building code. Staff responded that it is a residence but does not know if it complies with current building code standards. Comm. Shoemaker explained other homes in Sunnyvale were in the same situation in the past, and were moved to other locations.

Comm. Love stated that he respects the recommendation from staff but noted that it is presently on the Heritage Resource List, and they would have to vote to take it off the list. He further noted the homes description and architectural style. He asked if staff knew if they were other homes in the Heritage List that has a similar style and architectural design. Mr. Lynch stated that he did not know of a specific residence with similar styling but that others may exist.

He further stated that he is reluctant to vote until he knew if other homes on the Heritage Resource List with the same style. He noted that he was reluctant to side with staff's recommendation until he gets more reasons and information about other properties.

Comm. Shoemaker asked staff if the homes that were put on the Heritage List have information regarding the criteria of how it was initially put on the list. Mr. Lynch noted that it is difficult to find out why the homes were initially listed since the DPR forms are old and brief. He noted that age was a major factor for determination. He noted that staff only has the DPR form which is a checklist with not much more information regarding the criteria. He further noted that that this residence appears to have been listed due to its association with the builder of the house, Mr. Mass. The home does not appear to have been listed as significant from its architecture.

Comm. Love noted page 8 of Attachment C. He stated that the report stated that the home has a historical style from the Queen Ann / Colonial style according to the *Images of Sunnyvale's pamphlet*.

Comm. Shoemaker noted that the home is no longer in the historic residential context it was originally built in and noted that it has no single architectural style. She does not see it as a local historic landmark. She noted that the area of where the home is now is not considered an historic area. She agreed with staff's recommendation.

Chair Kausek noted that a feature on the home, the front gable roof, was the only element of the structure that had historic value or reference. Comm. Love noted that he respected the other Commissioner's comments but then noted that location does not contribute to architectural value.

Vice Chair Hopkins agreed with Comm. Shoemaker, that the home does not have historic relevance and would lean towards staff's recommendation.

Comm. Shoemaker made a motion to approve the Landmark Alteration Permit with Alternative with staff's findings. Vice Chair Hopkins seconded. Motion carried 3 – 1.

B. 2005-0023 - City of Sunnyvale Study Issue – Historic Murphy Avenue Revitalization Project. Study to consider the adoption of the S. Murphy Avenue Streetscape Revitalization Design Plan.

Mr. Lynch summarized this meeting and stated that the revised plan is what derived from past meetings, including three public outreach meetings and several staff meetings.

Tim Strand of Royston, Hanamoto, Alley, and Abbey, introduced himself and noted that he is presenting for Aditya Advani, who has presented this proposal to the Commission in the past meeting. He displayed the rough sketches of Murphy Avenue's past and the newly revised site plans for the Murphy Avenue District. He noted that they plan to show more of a historic presence of the district as a whole as opposed to Murphy Avenue itself. He presented several aspects of the streetscape perspective, including archway signage, reconfiguration of the parking lots, pedestrian promenades in the rear of the buildings, trees, trash enclosures, breezeways with trellises, gateways, and cobblestone paving.

Comm. Shoemaker asked about the archways and their locations. Mr. Strand explained that there would be gateways to the parking lots from Murphy Avenue to the rear of the buildings.

Comm. Shoemaker asked about traffic mitigation on Evelyn Ave. Mr. Lynch responded and explained that bike lanes are proposed and islands to make it more pedestrian friendly.

Comm. Love noted that he is glad to see the word "Historic" on the archway. He also noted that since the archways are actually on Evelyn and Washington, he suggested having an arrow pointing to where Murphy Avenue is actually located. Mr. Lynch noted the signage program, which incorporates his suggestion of way finding.

Comm. Love also noted that the Archway is not actually over Murphy Avenue and suggested to name it "Historic Murphy District".

Comm. Shoemaker noted to also add the word "Sunnyvale" on the archway since there are so many downtown areas in the general vicinity, including Mountain View, Los Altos, and other nearby cities.

Mr. Lynch noted the wayfinding signage program for the downtown area and it does point out the City's name in various locations.

Mr. Strand noted that the parking gateways would be similar in style to the main archway but in smaller scale.

Vice Chair Hopkins noted her support of the archways.

Mike Johnson, Executive Director of the Downtown Association, noted many aspects of the usage of the backs of the buildings, including garbage trucks and delivery trucks, which would determine the archway height and other signage.

Comm. Love noted that merchants might be able to get a low interest loan to improve their buildings.

Comm. Shoemaker asked why the light posts are more of a modern design than a historic design. Mr. Strand explained the design of the light posts. Comm. Love suggested to use the iron design of the archway into the light posts itself.

Sean, owner of Scruffy Murphy's, asked about parking on the streets. Staff noted that parking is on Frances Street and other streets.

Mr. Lynch noted that the Commission should include their suggestions in there motion as conditions of the project.

Comm. Shoemaker noted different aspects about the streetscape, including having the benches to face each other.

Mr. Strand noted aspects of the streetscape on Murphy Ave. He noted that their aim is to give a feeling of a pedestrian-friendly street. He noted that since the street is widely used for events and street closure is used several times a year on Murphy Avenue, the design incorporated both types of uses. He pointed out that a feature in the design of the parking on Murphy also accommodates for two 10 X 10 farmers' market merchant tents. He further noted different aspects of the streetscape design, including but not limited to new planter urns, newspaper racks, tree grates, tree wells, benches, and other items to unify the street and accommodate for outside dining and pedestrian flow.

Comm. Hopkins asked where the drinking fountains would be placed. Mr. Lynch explained that these features will be placed throughout the entire downtown area.

Mr. Strand explained the type of cobblestone that will be used along Murphy Ave. He explained that they are concrete pavers that fit a standard for pedestrians and vehicles. Comm. Shoemaker noted her concern over pedestrian safety. Mr. Strand explained the safety standards that are incorporated with the plan.

Comm. Love suggested to have all the ironwork around the area should have continuity. He also asked about the architecture of the dining corrals.

Comm. Love further asked about the fountain. He noted that the fountain does not match the proposed design theme and should match the design.

Comm. Shoemaker noted that fountains are used mostly by children and would like the fountain to be child friendly and interactive.

Chair Kausek asked about the news rack design. Staff responded.

Comm. Shoemaker noted that the iron design along the district should aim towards a specific historic era.

Mr. Lynch gave a brief general summary of what needs to be decided upon in tonight's meeting, including approving the use of "A" frames, sandwich boards, benches, and that certain features on the sidewalk may or may not be able to be moved. He noted that these are all part of their recommendations to the City Council.

Comm. Shoemaker asked staff about the compatibility with the Forum Development. Staff explained that the orientation will be similar and that a formal letter is being addressed to the City from the Forum regarding this.

Chair Kausek opened the public hearing

Mike Johnson, Executive Director of the Downtown Association, asked staff if Murphy Avenue would be a one way street. He noted that merchants would not like the idea.

Sean, owner of Scruffy Murphy's, asked about the parking issue on Murphy Avenue. Staff responded.

Comm. Shoemaker noted Sean's point about eliminating parking on Murphy Avenue. She noted that the number of spaces on Murphy would not be significant. Mr. Johnson responded with the merchant's desires for retaining the parking spaces directly in front of their business due to the several uses on Murphy, for example, he noted the coffee shop attracts drivers to drive up and park for a few minutes and leave.

Mr. Strand noted their studies on eliminating and keeping parking spaces in various streets. He noted that eliminating parking is successful sometimes but most of the time it will reduce street life.

Staff also explained different aspects and factors on parking on Murphy.

Tameerat Rattanphu, business owner, noted the excessive leaves and the lack of cleanliness on Murphy, and that it has not been kept-up compared to the past years she has had her business there. Mr. Lynch responded that the City approved a reduction in funding in July 2005 for street maintenance from \$12,000 to \$12,500 dollars per year.

Chair Kausek closed the public hearing

Chair Kausek made a motion to adopt the study issue with staff's recommendation to Alternative #3 and to approve the design plan with additional project conditions listed below:

- A.** The styling of the street features should be designed to be consistent with a single theme or era in history. This includes the signs, sign posts, light posts, news racks, fountain, etc.,
- B.** Benches on the promenade to be alternated to face one another,
- C.** Fountain needs to be more child friendly and interactive water feature,

- D.** News racks need to have more ironworking detail and be consistent with the historic theme or era,
- E.** Archways signage to state "Historic Murphy District" with "Sunnyvale" added where feasible,
- F.** The curb edge along Murphy Avenue should be strengthened for pedestrian safety,
- G.** The filigree should state "Historic Murphy District".

Vice Chair Hopkins seconded with modifications.

Motion carried unanimously 4 – 0.

C. Selection and Ranking of Potential Study Issues for 2006

The Commissioners ranked their study issues in order of importance. The rankings are as follows:

1. CDD-4: "Clarify the HPC's Role in Relation to SMC"
Vote 4-0 - DROP
2. CDD-22: "Heritage Tourism in Sunnyvale"
Vote 4-0 - DROP
3. CDD-38 – "Special News Rack District"
Vote 4-0 – **RANK #2**
4. CDD-39 – "New Residential Heritage Districts"
Vote 4-0 - **RANK #1**

NON-AGENDA ITEMS AND COMMENTS

A. Staff Follow-Up: None

B. Next HPC Meeting Date: December 7, 2005 (if necessary)

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Respectfully submitted:

Steve Lynch, Associate Planner